110.0	0002	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,300 /	867,300
					USE VALUE:	867,300 /	867,300
					ASSESSED:	867,300 /	867,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASCARENHAS RUI ALEXANDRE MO
Owner 2:	MASCARENHAS RUTE ISABEL RAMAL
Owner 3:	
Street 1:	99 MONTAGUE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTINI PARTNERS LLC -
Owner 2:	-
Street 1:	35 FAIRWAY DR
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6406.000	438,800		428,500	867,300
Total Card	0.147	438,800		428,500	867,300
Total Parcel	0.147	438,800		428,500	867,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.34 | /Parcel: 493.34

Legal Description

User Acct 70201

GIS Ref

GIS Ref

Insp Date 09/22/16

Entered Lot Size

Total Land:

Land Unit Type:

!8605!

PREVIOUS ASSESSMENT

Parcel ID 110.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,800	0	6,406.	428,500	867,300		Year end	12/23/2021
2021	101	FV	423,100	0	6,406.	428,500	851,600		Year End Roll	12/10/2020
2020	101	FV	423,100	0	6,406.	428,500	851,600	851,600	Year End Roll	12/18/2019
2019	101	FV	321,400	0	6,406.	422,400	743,800	743,800	Year End Roll	1/3/2019
2018	101	FV	321,400	0	6,406.	324,500	645,900	645,900	Year End Roll	12/20/2017
2017	101	FV	292,400	0	21,000.	525,000	817,400	817,400	Year End Roll	1/3/2017
2016	101	FV	284,000	0	21,000.	483,000	767,000	767,000	Year End	1/4/2016
2015	101	FV	282,600	0	21,000.	451,500	734,100	734,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:36:14

LAST REV

Date	Time
09/23/21	18:39:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8605

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTINI PARTNER	78339-309	1	7/27/2021		1,130,000	No	No		
MURRAY ROBERT W	67198-66		5/4/2016		640,000	No	No		Sale for Lot 1 on sub-division plan 35 of 201
DE NAPOLI WILL	66681-543		1/15/2016	Mult Lots	1,400,000	No	No		
DE NAPOLI JOSEP	33368-251		8/1/2002	Family	10	No	No		ALSO BOOK 33368 PG 264 8/1/01.
	PR343-664		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	592	Inter Fi	50,000					
11/1/2012	1434	Re-Roof	11,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	SQ Returned	MM	Mary M
9/16/2021	SQ Mailed	JO	Jenny O
9/22/2016	Meas/Inspect	DGM	D Mann
4/26/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Entry Denied	197	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT
2/1/2000	Measured	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6406		Sq. Ft.	Site		0	70.	0.96	6									428,528						428,500	

Total AC/HA:	0.14706	Total SF/SM:	6406	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,528	Spl Credit		Total:	428,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.24726963
Const Adj.:	1.00289965
Adj $ / SQ:	125.089
Other Features:	115617
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491909
Depreciation:	53126
Depreciated Total:	438783

COMMENTS

ENTRY DENIED..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

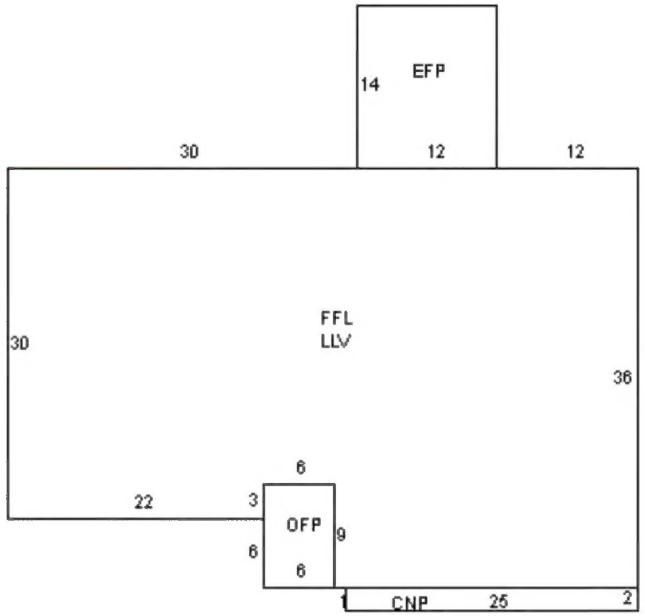
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.60
Special Features:	0	Val/Su Net:	115.84
Final Total:	438800	Val/Su SzAd	249.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,758	125.090	219,906
LLV	Lower Level	1,758	56.290	98,958
EFP	Enclos Porch	168	43.560	7,317
OFP	Open Porch	54	44.130	2,383
CNP	Canopy	50	60.170	3,009

Net Sketched Area:	3,788			Total:	
Size Ad	1758	Gross Area	4796	FinArea	1758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	